



STATEMENT OF INFORMATION

3401 MYRTLEFORD-YACKANDANDAH ROAD, YACKANDANDAH, VIC

PREPARED BY ELDERS REAL ESTATE ALBURY WODONGA & HOWLONG



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3401 MYRTLEFORD-YACKANDANDAH

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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$850,000 to \$900,000

MEDIAN SALE PRICE



YACKANDANDAH, VIC, 3749

Suburb Median Sale Price (House)

\$849,500

01 October 2023 to 30 September 2024

Provided by:

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



2 BRENNAN LANE, OSBORNES FLAT, VIC 3691

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Sale Price

\$865,000

Sale Date: 09/07/2024

Distance from Property: 3.6km



60 ISAACS AVE, YACKANDANDAH, VIC 3749

- - -

Sale Price

\$830,000

Sale Date: 21/08/2023

Distance from Property: 3.8km



35A ISAACS AVE, YACKANDANDAH, VIC 3749

- - -

Sale Price

\$915,000

Sale Date: 04/09/2024

Distance from Property: 3.9km



This report has been compiled on 10/12/2024 by Elders Real Estate Albury Wodonga & Howlong. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: **3401 MYRTLEFORD-YACKANDANDAH ROAD, YACKANDANDAH, VIC 3749**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: **\$850,000 to \$900,000**

Median sale price

Median price: **\$849,500** Property type: **House** Suburb: **YACKANDANDAH**
Period: **01 October 2023 to 30 September 2024** Source: **pricefinder**

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 BRENNAN LANE, OSBORNES FLAT, VIC 3691	\$865,000	09/07/2024
60 ISAACS AVE, YACKANDANDAH, VIC 3749	\$830,000	21/08/2023
35A ISAACS AVE, YACKANDANDAH, VIC 3749	\$915,000	04/09/2024

This Statement of Information was prepared on: **10/12/2024**